

April 7, 2015 Minutes Rochester Planning Commission

Present: Dan McKinley, Sandy Haas, David Curtis, Eric Bowman, Julie Martin, John Allen, Joan Pontious, Admin. Officer/Select Board Rep. Doon Hinderyckx.

Guests: Sacha Pealer, Oscar Gendron, Lloyd McGuffin, Ray&Joyce Gendron, Dan Gendron, Tom Simpson, Jack McKernon, Kevin&Ruth McLaughlin, David Ford, Peter&Sylvia Stiebers, Ann&Dave Hunt, Dawn&Joan Ostrow, Nate Stearns, Bill&Karen Roos, Larry Plesant, Sandy Lincoln, Nancy Ketcham, Christopher Mattrick.

Call to Order: Dan called the meeting to order at 6:09PM.

New Business: Conditional Use Hearing: Guests who were Interested Parties to the Forest Service hearing were invited to register as such.

Dan suspended the Planning Commission meeting and opened the Zoning Board of Adjustment Conditional Use hearing. He reviewed the process and then stepped down from the Board, as did Eric Bowman, both being US Forest Service employees. Sandy acted as Chair for the hearing.

Information about the stream restoration project on the West Branch of the White River up and down stream of the CCC Camp on Route 73 was presented by Nancy Ketcham, Dan McKinley and Sasha Pealer. Due to gravel extraction after Tropical Storm Irene, a great deal of alteration was done to the river bed and banks. The activities planned are designed to dissipate the energy of the river, return some channels to their natural configuration, and restore the area to the 1990 FEMA Flood Map dimensions. They stated that there would be no impact on current dwellings, no rise in the 100 Year flood level and no increase in water held back upstream. Tentative starting date is August 17, 2015, which is the seasonal low point of the river. The White River Partnership has been working with land owners for permission to cross private properties.

After all Board members and guests completed their questions and comments, Sandy recessed the hearing at 7:04 PM. Dan and Eric returned to the Board and Dan re-opened the Planning Commission meeting at 7:06PM.

Old Business: VTel Informational follow-up: David Ford, representing VTel, presented information on changes to their project, some of which were in response to concerns expressed in writing by the Board and by neighbors at the last meeting.

Regarding our objection to the non-compliance to Rochester's fall line regulation, VTel has adjusted the tower location to be 126 feet from the property line. It was noted that for a 100 foot tower, this is still out of compliance with our regulations, which would require a distance of double the height of the tower, or 200 feet. VTel feels that using a break-away pole would minimize danger in case the tower fell. They also plan to paint the pole (but not the antennae) green to make it less noticeable. They noted that Two Rivers Regional Planning Commission has given a positive recommendation to their design. Questions and comments from the Board and guests were around location issues, how future changes would be handled, the necessity of this installation given coverage already available.

VTel has submitted their proposal to the Public Service Board. There is limited time to comment. Since there are several changes to the project, the Board, at the request of the neighbors attending, agreed to hold another public informational meeting on April 23 at 6PM in order to develop comments to be forwarded to the Public Service Board by the April 28 deadline.

Peter and Sylvia Stiebers: came to inquire about their plan to board horses and hold gymkhana events at their Rt. 73/Corporation Rd. property. They were given a Conditional Use application.

Board Re-organization: The Board sent a recommendation to the Select Board that Julie Martin and Sandy Haas be reappointed.

Dan, Sandy and Joan were all nominated and re-elected to serve as Chair, Vice-chair and Secretary respectively.

Minutes: Julie moved to accept the minutes as written. All in favor; so voted.

Administrative Officer: Doon noted that the waste water permit for the Roos building project has been issued.

Adjourn: Julie moved to close the meeting, to be resumed on April 13 for deliberation on the Conditional Use application. All in favor; so voted.

Respectfully submitted,
Joan Pontious, Secretary